

**ADDENDUM NUMBER THREE**  
**TO**  
**JPL REQUEST FOR PROPOSAL (RFP) NUMBER SCO-552785**  
**FOR**  
**FACILITIES MAINTENANCE AND OPERATIONS SERVICES AT JPL**  
**SEPTEMBER 25<sup>th</sup>, 2002**

*Except as specifically modified herein, this RFP remains unchanged.*

*Proposers are reminded that receipt of this Addendum must be acknowledged on Attachment A-1 to the RFP*

*Questions received through Monday, September 23<sup>rd</sup>, 2002 are addressed in this Addendum. If an answer to a question has not yet been developed, the question is so noted. Updated information on the site visit is also provided.*

*Questions were received as a result of the September 24<sup>th</sup>-25<sup>th</sup> Site Visit. Some, but not all, of these questions have been reviewed and answered. These questions and answers will be published with the next Addendum.*

**A. Carryover from Addendum 2**

Addendum 2, Question 6: Cover Letter, Page 2, Bottom Part: Subject area: Subcontracting - I do not see the requirement for Veteran Owned or Service Disable Veteran Owned Business requirement in the subcontracting plan. Was this an oversight and will they be added?

*JPL is an Operating Division of California Institute of Technology, a private institution. JPL has specific goals for SB/SDB/WOB/HZB participation mandated in its prime contract with NASA. However, the Prime Contract does not require JPL to mandate specific percentage goals for its subcontracts, and JPL does not do so. The Proposer is responsible for developing its own goals with respect to lower tier subcontractor participation. Moreover, Proposers are reminded to review the Contract General Provisions for Fixed Price Non-R&D Contracts, specifically the General Provision entitled "Affirmative Action for Special Disabled and Vietnam Era Veterans."*

Addendum 2, Question 12: Attachment 32. Environmental Management Support:  
h. (ODC's) What is JPL's current ODC inventory (i.e. types and quantities)? And annual inventory report for the last 3 years?

*This question is still being reviewed and a response will be forthcoming in a subsequent Addendum to the RFP.*

Addendum 2, Question 19: Can we have access to historical Maximo data to assist in determining scope of effort?

*JPL is still considering this request and will communicate a decision in a subsequent Addendum.*

Addendum 2, Question 21: Where can I located the NAICS code for this opportunity to determine our SB status?

Information about the NAIC Codes can be obtained from the Small Business Administration web site at :

<http://www.sba.gov/>

SBA Form 355, "Application for Small Business Size Determination, can be viewed at:

<http://www.sba.gov/sbaforms/sba355.pdf>

B. Questions received between September 18<sup>th</sup> and September 23<sup>rd</sup>, 2002:

1. **Question:** Attachment 12, General Requirements and Procedures for Recurring Work and Repairs. The solicitation contains Historical Data of Trouble Calls (Appendix 11.1), and Historical Data of Repairs (Appendix 12.1).

Will CIT/JPL provide similar Preventive Maintenance (PM), Programmed Maintenance (PGM), grounds maintenance, janitorial services, pest control, central plant operations (CPO), and predictive testing and inspection (PT&I) Workload Data for the same period of time?

**Answer:** *This data will be made available at the M&O RFP web site.*

2. **Question:** Reference:
  - a. Attachment 9, Performance Requirements Summary (PRS).
  - b. M&O Industry Briefing Question 26.
  - c. Attachment 29, Energy and Water Conservation.

We understand and accept the requirement to provide conservation plans for resources such as energy, water, and fuels. We also understand the importance for promoting the JPL awareness program for and enforcement of energy conservation measures because of scarce resources and cost control.

The PRS deduct for not meeting the goal for Standard Facilities does not reward the contractor for its Energy Conservation Program when JPL reduces its energy consumption. It seems a better formula would be for the contractor to share in JPL cost savings for being below the goals set, and not be penalized so heavily for exceeding the goals. Recommend that CIT consider using a share formula whereby the contractor's incentive is to reduce energy costs, not just to meet the goal. The sharing would work for both using less energy than budgeted/forecasted for, and also for using more than budgeted/forecasted for,

Will CIT revise or delete PRS #8.

**Answer:** *JPL must comply with federal law to reduce its energy consumption in Standard Facilities by predetermined amounts linked to baseline energy consumption in 1985. This consumption is measured in British Thermal Units per gross square foot of building area (BTU/gross sq.ft.). JPL will retain the requirements of Item 8, Attachment 9, Performance Requirements Summary.*

3. **Question:** The AWDs issued are not current, some are over 2-years old. Will CIT provide recently revised AWDs?

**Answer:** *The Wage Determinations included in the current RFP are also the ones that pertain to the current Contract No. 961306 with JE Remediation Technologies, Inc. Though the revision date extends, in one case, back to 7/2000, these wage determinations were provided to JPL during the second quarter of calendar 2002 and are to be used by proposers for preparing proposal pricing.*

*JPL recognizes that Wage Determination must be up-to-date and plans to request updates from the Department of Labor. These updates will be provided to proposers when received. Should an updated Wage Determination be provided by JPL during the pre-award phase of this RFP, proposers remaining in the competition at that time will be allowed to amend their price proposals. Should an updated wage determination be provided after contract execution, the terms of the contract shall control any adjustments to price.*

4. **Question:** Reference:   a. Specimen Contract, Article 4. Special Provisions, 12.0 Observance of Holidays  
                                      b. AWDs and Collective Bargaining Agreement (CBA)

The Specimen Contract states that JPL closes for 11 holidays (8-specified and 3-floaters) The AWDs and CBA specify 7 – 10 holidays (AWD 1980-0431 specifies 7 holidays.). For instance, the AWD specifies Veteran's Day as a holiday, yet JPL may not take Veteran's Day as a holiday. This seems to be an ambiguous condition for coordinating work schedules.

Will CIT clarify the holiday requirements?

**Answer:** *Holiday requirements are as specified in the Specimen Contract Schedule, which takes precedence over the Exhibits.*

5. **Question:** Attachment 27, paragraph a, third subparagraph. The reference specifies, “the contractor shall allow for a minimum of six (6) janitors who will be permanently assigned to JPL-identified building locations and will be directed by JPL personnel....”. These locations are not further identified in the attachment or the Specimen Contract nor is an associated workload provided. Without this information, bidders are unable to accurately assess the labor actually needed since the requirement indicates a minimum number of janitors needed.

- a. Will CIT specify these locations and the workload so bidders may adequately assess the actual staffing support required (some amount equal to or greater than six)?
- b. If CIT is not able to provide this information, will they consider specifying the actual number of janitors needed for this requirement since this number may also impact the JPL head-count?

**Answer:** *The Contractor shall allow for a minimum of six (6) janitors who will be permanently assigned to JPL-identified building locations and will be directed by JPL personnel in their cleaning services in these special locations. These janitors will be from amongst the work crew providing janitorial services required in this statement of work. However, they will be permanently assigned to JPL-identified building locations, which will be specified at start of full-up maintenance work on September 17, 2003.*

6. **Question:** a. JPL M&O Industry Briefing questions and answers, Question 30  
b. Attachment 27, paragraph a, third subparagraph

In the CIT answer provided to an M&O Industry Briefing question, “Does the M&O contract provide clean room janitorial services?” CIT responded that certain locations require the services of specially trained “resident janitors”. Reference b calls out the requirement for six (6) janitors permanently assigned to JPL-identified locations and directed by JPL personnel.

- a. Are these “resident janitors” the six janitors required by paragraph “a.” of Attachment 27?
- b. What type(s) and frequency of training (qualification, on-the-job, initial, recurring, etc.) are required?
- c. Who provides the training?
- d. What are the personnel qualifications to be a “resident janitor?”

**Answer:** a. *Yes.*  
b. *Location specific training will be provided by the cognizant JPL organization. The M&OS Contractor shall be responsible for job specific training.*  
c. *See Answer to Question b.*  
d. *Ability to understand basic instructions in English.*

7. **Question:** Attachment 25, paragraph f (12)(c).

The requirement to plant annual flowers in the mall area is unclear.

Is this a once a year requirement or is the contractor required to keep the mall area populated with seasonal annual flowers year round?

**Answer:** *Seasonal annual flowers should provide year round color.*

8. **Question:** a. Attachment 27  
b. Appendix 27.1 table, columns 4 and 5

Attachment 27 does not define the JPL areas designated J-1, J-2, J-3, or J-4. The janitorial work requirements are specified in Attachment 27 for J-1 and J-2 areas, but not for J-3 and J-4 areas.

What are the meanings of the area designations J-1, J-2, J-3, and J-4 and what is the janitorial work associated with areas designated J-3 and J-4?

**Answer:** *Unless otherwise specified in the statement of work, the specific designations J-1, J-2, J-3 and J-4 have no specific meaning. Attachment 27 does not refer to J-3 or J-4 areas. However, Attachment 27.1 shows J-3 as the number of restrooms within a building and J-4 as the area of the restrooms in square feet.*

9. **Question:** Attachment 27.1 table

The following fields are missing data or the data provided is questionable.

- a. Building 114 missing J-4 Restroom Area data for the J-3 Restroom quantity;
- b. Building 167 has “4” restrooms (under J-3 column) and “01” entered for J-4 Restroom Area
- c. Building 310 has no entry for J-3 Restrooms but “1,676” for J-4 Restroom area
- d. Buildings 1720 and 1723 are missing associated J-4 Restroom Area data for the J-3 Restroom quantities.

Will CIT please provide the missing data and validate the identified questionable data?

**Answer:** *Appendix 27.1 has been revised to reflect these changes. Deletions shown as double strikethrough type. New information shown in red bold type.*

10. **Question:** Paragraph b. (1), Quality, to Attachment 15, Heating, Ventilation, Air Conditioning, Refrigeration, Air Compressors, and Pressure Vessels Systems Maintenance and Repair

This paragraph refers to Paragraph Attachment 15.d. There is no Paragraph 15.d; paragraphs go from “c” to “e.”

Should the reference be to “15.c”, and is Paragraph 15.d missing?

**Answer:** *The correct reference should be to Paragraph 15.c, Operation Procedures Plan. Paragraph 15.d is missing. This will be marked as Reserved in the next revision.*

**11. Question:** Paragraph 17.d), Configuration Control Requirements, to Attachment 17, Operations in Building 230....

This paragraph defines Configuration Control Levels but does not provide workload for each level, including how often each level occurs each year, or information required to provide necessary staffing.

Will CIT provide historical and projected workload information for each Configuration Control Level?

**Answer:** *The proposers are reminded that Configuration Control Levels in Building 230 are established during critical spacecraft operations and spacecraft emergencies, and hence cannot be predicted with certainty.*

*Configuration Control Levels from September 2000 to September 2002.*

<i>Level 1</i>	<i>-</i>	<i>20 days</i>
<i>Level 2</i>	<i>-</i>	<i>103 days</i>
<i>Level 3</i>	<i>-</i>	<i>13 days</i>

**12. Question:** a. Attachment 7, CMMS Configuration Control Document  
b. Specimen Contract, paragraph 2.2.2.3

This document does not identify the CMMS modules JPL uses or plans to use nor the version of MAXIMO JPL will load.

What versions of MAXIMO and what modules will be provided in the CMMS?

**Answer:** *JPL will use Maximo Version 5.1. All modules except Purchasing and Inventory will be implemented by JPL and the Contractor shall populate the implemented modules as configured.*

**13. Question:** a. Attachment 7, CMMS Configuration Control Document  
b. Specimen Contract, paragraphs 2.2.2.3 and 5.0 through 5.2.8

JPL retains ownership of the hardware, software, and databases associated with the CMMS. The contractor is allocated up to 12 seats on MAXIMO and up to 12 network connections to the host server. Neither reference a or b discuss electronically accessing the databases by the contractor.

Will JPL permit the contractor to electronically access the MAXIMO databases to automatically process data and report it in a “real time” mode?

**Answer:** *The Contractor will be permitted to access data residing within Maximo using a variety of means, such as Microsoft Access.*

14. **Question:** a. Specimen Contract, Article 1, SOW, paragraph 2.2.8  
b. Attachment 11, General Requirements and Procedures For Trouble Calls

There is no discussion as to the magnitude of the approximately 400 backlogged/deferred Trouble Calls (TC) or associated workload data reflected in Attachment 11.

Attachment 11 workload data infers the contractor can expect to respond to approximately 770 TCs per month for normal business operations. The Specimen Contract states the contractor is expected to accept the 400 TCs on contract start date and complete them NLT 30 days later. It is inferred that the 400 TCs are in addition to the normal 770 TC monthly workload. The conclusion is that the contractor is expected to complete approximately 1,170 TCs during the first 30 days of the contract.

- a. Are the backlogged/deferred TCs over and above the TCs in Appendix 11.1?  
b. Is the Offeror expected to include the backlogged/deferred TC in the proposal cost?  
c. If so, will CIT provide specific workload data necessary to price, such as average time and cost estimated for the TCs?

**Answer:** a. *Yes.*  
*Having said this, Proposers are reminded that Appendix 11.1 provides a historical average of TC's per month to provide proposers with a guide for estimating purposes only. It should not be assumed that this would be the case each month.*

b. *Yes.*

c. *This is an estimate of the number of Trouble Calls that may be called in the final few weeks of the incumbent Contractor's performance period and that may not be completed by September 16, 2003. It is difficult to forecast the scope of work of these calls.*

15. **Question:** a. Specimen Contract, Article 1, SOW, paragraph 2.2.8  
b. Attachment 11, General Requirements

There is no definition for “deferred” TCs.

Please clarify the nature of the deferred TCs (i.e., are they one-time activities agreed to by CIT and the incumbent contractor to be deferred, or are they a part of a routine, rolling backlog?).

**Answer:** *The estimate of 400 TC's is a one-time activity due to reasons explained in Answer 14.c above. There is no agreement between JPL and the incumbent M&OS contractor to defer any work.*

**16. Question:** RFP, General Instructions, Paragraph 8.1.1.1 and NPG 8831.2D, Chapter 4 and Appendix G.

The RFP requires Offerors to provide an Initial Annual Maintenance Work Plan (for FY04) with proposal submission; however, no financial, budget or funding data, or building or equipment condition data are provided, which are needed in order to submit a complete, comprehensive plan using the template specified.

Will CIT provide a copy of the annual plans for FY01, FY02, and FY03 and the current Five-Year Maintenance Work Plan so we may extrapolate the data on those plans to create the required plan for FY04?

**Answer:** *JPL will not provide Annual Plans for prior years. The Contractor is expected to provide JPL with its individual, unique and well thought out plans to perform work required by this statement of work.*

**17. Question:** RFP, Attachment 39, Predictive Testing & Inspection System Hardware and Software Configuration Control, Workstation Configuration Requirements Number 1.

Reference requires the contractor to provide all PT&I workstations. Without specific information as to the number of workstations, we cannot provide equipment to establish the required number of workstations and proposal cannot be properly priced.

Will CIT provide the specific number of PT&I workstations required?

**Answer:** *PT&I workstations shall be provided by the M&OS Contractor.*

**18. Question:** RFP, Specimen Contract, Article I, Para. 2.2.7.5-2.2.7.5.2 and 5.2.1, and Attachment 35.

Reference requires contractor to provide an Energy Management System (EMS) Systems Administrator (EMS-SA), but does not specify whether this position is included in the ten at-site employee limitation.



Does the EMS-SA count toward the ten at-site employee limitation for the contractor?

**Answer:** *Please see Item 6, Exhibit 2, Definitions, for a description of an at-site employee. Should the M&OS Contractor choose to staff the EMS-SA position at-site at JPL, that position will count towards the limit of ten (10) at-site employees.*

**19. Question:** Paragraph b. (1), Quality, to Attachment 15, Heating, Ventilation, Air Conditioning, Refrigeration, Air Compressors, and Pressure Vessels Systems Maintenance and Repair

This paragraph refers to Paragraph Attachment 15.d. There is no Paragraph 15.d; paragraphs go from “c” to “e.”

Should the reference be to “15.c”, and is Paragraph 15.d missing?

**Answer:** *The correct reference should be to Paragraph 15.c, Operation Procedures Plan. Paragraph 15.d is missing. This will be marked as Reserved in the next revision.*

**20. Question:** Paragraph 17.d), Configuration Control Requirements, to Attachment 17, Operations in Building 230....

This paragraph defines Configuration Control Levels but does not provide workload for each level, including how often each level occurs each year, information required to provide necessary staffing.

Will CIT provide historical and projected workload information for each Configuration Control Level?

**Answer:** *Please see Answer to Question 11.*

**21. Question:** Attachments 14, 15, and others

Many Attachments refer to SPECSINTACT as the “the automated specification processing system used by JPL....,” They also refer to “...its referenced documents, standards, codes and procedures...referred to where appropriate for workmanship and material quality standards,” and specify using SPECSINTACT when developing Operations Procedures Plans. Exhibit 1, Acronym List... defines SPECSINTACT as “(automated specification processing, storage, and retrieval system for preparing JPL construction and repair contract documents).” No additional description of SPECSINTACT, its use, or capabilities appears in the solicitation. This limits the bidder’s ability to integrate SPECSINTACT into the plans.

Will CIT provide detailed information about JPL use of SPECSINTACT, including its capabilities and its application to each of the Attachments? E.g., how does it apply (what does it

specify) to Attachment 15, HVAC, where Paragraph 15.a states that “SPECSINTACT (and its referenced documents, standards, codes and procedures and the *NASA Reliability Centered Facilities and Equipment Acceptance Guide*) shall be referred to where appropriate for workmanship and material quality standards,” and Paragraph 15.c., which states that “The Plan shall be developed using the following guidelines: (1) *JPL Facilities Design Standards*, (2) *SPECSINTACT*...”?”

**Answer:** *JPL will use SPECSINTACT for evaluating workmanship and material standards in performance of maintenance & operations work of this contract.*

**22. Question:** Davis Bacon vs. SCA work

Will the Government please provide an estimate (percentage) of the current contract’s non-construction work that is covered under the Davis Bacon Act?

**Answer:** *JPL expects the Contractor to be responsible for differentiating between SCA work and DB work.*

**23. Question:** Attachment 8, 1.4 CDRL, Item 1 – Initial Annual Work Plan

The description states: “the plan should identify labor, materials, equipment and other services and costs reconciled with the total contract cost for the period.”

The Initial Annual Work Plan must be submitted with the Technical/Management volume, but cost or pricing information is habitually excluded from technical submissions, therefore, please clarify what cost detail JPL anticipates the offeror to include in this Plan.

**Answer:** *JPL will not require cost breakdowns for the Initial Annual Work Plan. The M&OS Contractor should however be able to demonstrate that its application of resources can be reconciled with the proposed yearly fixed price. Item 1, Attachment 8, CDRL will be revised to reflect this intent. Deletions have been shown in double strikethrough red type.*

**24. Question:** General Instructions, 2.1.3 and 7.16 – submission of completed Contract

Section 2.1.3 states that the offeror’s proposal should be accompanied by a completed Contract. Section 7.16 also instructs the offerors, in the competitive range, to submit a completed Contract.

Is the completed Contract submitted with the initial proposal submission and then again, with any necessary changes, upon completion of discussions, (if the Contractor is in the competitive range)?

**Answer:** *Correct. JPL expects that all initial proposals will be accompanied by a completed contract, and that a completed (and, as necessary, revised) contract will also be submitted with the final proposal revision.*

**25. Question:** Attachment 13, Proposed Construction of Facilities Program, 2003 -2005

If work on these proposed projects, or a portion of these projects, is required by the Facilities O&M Contractor, will there be a contract modification for the estimated work effort? Or, is it JPL's intention that the offeror somehow include these as potential costs in their fixed price bid, (which would obviously entail more specific project detail)?

**Answer:** *The M&OS Contractor will not be responsible for Construction of Facilities projects. Attachment 13 was provided for information only in response to a request made by a prospective proposer.*

**26. Question:** Attachment 41, PMS Configuration Control Document, System Access

Is this workstation required for Contractor electrical personnel for read-only system access included in the GFE list?

**Answer:** *Yes.*

**27. Question:** Exhibit 3D, Wage Determination (WD) No. 1994-2047, Revision No. 18 dated 5/31/2001

The above referenced WD has recently been updated (Revision No. 22). Does JPL plan to update this WD for use with this RFP by amendment?

**Answer:** *The Wage Determinations included in the current RFP are also the ones that pertain to the current Contract No. 961306 with JE Remediation Technologies, Inc. Though the revision date extends, in one case, back to 7/2000, these wage determinations were provided to JPL during the second quarter of calendar 2002 and are to be used by proposers for preparing proposal pricing.*

*JPL recognizes that Wage Determination must be up-to-date and plans to request updates from the Department of Labor. These updates will be provided to proposers when received. Should an updated Wage Determination be provided by JPL during the pre-award phase of this RFP, proposers remaining in the competition at that time will be allowed to amend their price proposals. Should an updated wage determination be provided after contract execution, the terms of the contract shall control any adjustments to price.*

**28. Question:** Attachment 9, Performance Requirements Summary, Schedule of Deducts

With the exception of item #8, there is no indication of the frequency against which the deducts will be applied. So that the offeror can better estimate their potential exposure to performance deductions, please provide the frequency, (monthly, quarterly, biannually), for each category of deductions in items #1-#7.

**Answer:** *The deductions shown against Items 1 through 7 in Attachment 9, Performance Requirements Summary, apply on a monthly basis.*

**29. Question:** Attachment #2, Equipment List

We did not see any VAV boxes in this list.

- a. Was this an oversight, or is this item included within existing line items?
- b. Will you please supply the tonnage applicable to the AHU'S?

**Answer:** a. *VAV boxes are integral with their primary air handler units and will not be listed separately.*  
b. *AHU's vary in tonnage from 3-tons to 300-tons. This information will not be listed separately.*

**30. Question:** Addendum #2, answer to question #18, backlog trouble calls

The answer implies that there will be a potential for 400-backlogged trouble calls that “may be called in the final week of the incumbent Contractor’s performance period”. Historical data on trouble calls in Appendix 11.1 indicates an average monthly amount of trouble calls at 770, or about 200 per week. While we understand the answer regarding the difficulty in forecasting the scope of trouble calls, we would appreciate clarification of the potential inconsistency in quantity of calls that might be generated.

**Answer:** *Please see Answer to Question 14.*

**31. Question:** Reference Exhibit 1 of current contract No. 961306

Exhibit 1 of current contract No. 961306 required JE Remediation Technologies, Inc. to pay individual transitioning JPL employees not less than their hourly wages current at the time of award. At that time, the average wage of nearly all trade categories was higher than those contained in the applicable DOL Wage Determination (WD).

If we assume a moderate annual pay increase over the duration of the current contract, then today’s wages exceed, in some cases substantially, the rates reflected in the corresponding SCA labor classifications of the current Wage Determination.

If the successful offeror prices their bid against current SCA wages, they will be put in the undesirable situation of attempting to transition incumbents whose pay would be immediately compromised. This could seriously compromise worker morale and lead to an inevitable loss of skilled and trained trades people who are familiar with the client's needs. Therefore it would be in both JPL's and all bidders best interest to know if the current workforce is earning higher than SCA wages right now.

Will JPL provide wage rates (as it did for the current contract) for the current workforce that was part of the original transition from JPL employment to JE Remediation employment under contract no. 961306?

**Answer:** *JPL will not be providing wage rates of the incumbent contractor's workforce.*

**32. Question:** If JPL will not provide wage rates, how does JPL intend to evaluate cost proposals where some proposers bid straight SCA wages and therefore submit a low bid, against a Contractor who has reviewed and analyzed the wage scale and consequently reflects realism with a bid that considers a wage composition more reflective of the anticipated level of compensation at contract award?

**Answer:** *The SCA establishes a minimum baseline for wages and benefits. JPL expects all proposers to exercise sound business judgement in determining the actual appropriate wages and benefits for their workforce. As stated in the RFP, JPL plans to make source selection based on "best value". "Best value" may or may not reside in the proposal which provides the lowest overall price.*

**33. Question:** Reference 6.0 Replacement, Modernization and Renovation.

This paragraph requires the contractor to maintain all new equipment as a part of the contract that results from replacement, modernization or renovation. New equipment can require vastly different levels of effort to maintain or repair vice the equipment it replaces. This can swing both ways, providing extreme and unplanned financial burden on the contractor to maintain new equipment, or require substantially less maintenance or repair activity by the contractor. In each scenario the customer or contractor stands to lose either revenue or budget dollars. We suggest the contractor be responsible for the cost to maintain new equipment up to 110% of the equipment it replaces. In addition the customer can ask for an adjustment below 90% of the cost difference between new and old. This makes good financial sense and makes the customer and contractor financial partners in controlling costs.

**Answer:** *The M&OS Contractor shall maintain all new equipment that results from replacement, modernization or renovation. JPL will not change this requirement.*

**34. Question:** Reference Attachment 11

The contractor is responsible for all trouble calls, without limit. How can a contractor possibly judge the amount of annual service calls that we will handle, year to year in a ten year contract?

Increases in JPL activity, budget cuts, additions and deletions of buildings and major renovations can all significantly affect the number of trouble calls per year. This can result in either a substantial decrease or a substantial increase in any one year or sustained activity through several years.

Should activity at the site decrease, the customer loses valuable budget dollars because the contractor continues to bill for less work. Should activity increase the contractor costs soar without compensation. Both cases are win/lose scenarios rather than a partnership for sound financial stewardship. We request that JPL place a minimum and maximum cap on the number of trouble calls per year based on historical data. When either the minimum or maximum are exceeded, an equitable adjustment can be negotiated.

Fixing the number of Trouble calls bid in the proposal is common practice for fixed price M&O contracts.

We suggest the number of Trouble Calls each proposer must bid be based on historical data. Current data would indicate this to be 9400 trouble calls per year plus or minus 10%.

We also request that a minimum and maximum be established for repair work up to \$7000.00 for the same reasons stated above. Again, Historical data indicates the number of annual repair orders to be 168 plus or minus 10%.

If JPL does not establish a minimum number of service calls and repairs for the contractor to bid against, technical approaches and cost proposals can vary widely and therefore make it difficult for JPL to make a fair and accurate comparison between levels of service provided by different bidders.

**Answer:** *Proposers are expected to exercise sound business judgement in submitting proposals for this effort.*

**35. Question:** What is the hazardous waste generator status for the NASA-JPL Site and what percentage of the monthly waste generation comes from the Operations and Maintenance work activities?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

**36. Question:** Is there any data available on the testing performed on the Chillers? If so, can this information be made available in the Technical Library?

**Answer:** *Start-up data are available for most of the newer chillers. This data are available in the Maintenance & Operations Section's Technical Library. Access to this data may be gained by making prior arrangements with Steve Ogle at (818) 354-6405.*

37. **Question:** What version of Maximo is installed at JPL and what modules are active with this version?

**Answer:** *JPL will use Maximo Version 5.1 as the CMMS in this Contract. JPL proposes to implement and use the Work Order, Preventive Maintenance, Equipment, Plans, and Resources modules.*

38. **Question:** There does not appear to be a cap on the number of service orders to be addressed by the Contractor. Since this is a fixed price bid, can the government clarify the approximate number of service calls to be used as the basis of our pricing?

**Answer:** *The M&OS Contractor is expected to project the workload based on all information provided in the RFP and the Contractors knowledge of work performed at other sites of similar size and complexity.*

39. **Question:** Does the NASA-JPL have permitted hazardous waste storage on site?

**Answer:** *JPL has a hazardous waste accumulation (90-day) facility on site.*

40. **Question:** Please clarify the type of hazardous waste storage available on site for waste generated by the Contractor.

**Answer:** *There is no hazardous waste storage facility on site. See Answer to Question 39.*

41. **Question:** How many hazardous waste satellite accumulation points are managed by the Contractor?

**Answer:** *See Answer to Question 39.*

42. **Question:** Please provide a single listing of the permits and licenses the contractor must have in place for operations.

**Answer:** *Please see Item 10, Article 4, Special Provisions.*

**43. Question:** How will hazardous wastes generated off site in support of NASA's JPL be managed and disposed of? Wastes generated by the Contractor in support of NASA's JPL cannot be transported back to the JPL; therefore the Contractor will have to dispose of these wastes. What is the quantity of hazardous waste generated by the incumbent contractor on an annual basis and what are the details for the type of waste generated?

**Answer:** *Hazardous waste generated off-site by the M&OS Contractor shall be the Contractor's responsibility.*

*The quantity generated on-site by the incumbent Contractor varies and is dependent on the work undertaken by the M&OS Contractor. This waste can be burnt out fluorescent lamps and ballasts, waste oil, waste solvents, paints, glycols, lead-acid batteries etc.*

**44. Question:** In Attachment 17, equipment availability is required to be 98%. Is this computed on the basis of hours or days? Please provide some additional detail.

**Answer:** *Attachment 17 establishes the work requirements for Buildings 230 and 264 which are engaged in mission critical activities on spacecraft on a 24x7 basis. Please see Attachment 17.e.(6) for details.*

**45. Question:** Appendix 14.1, Special Locations for Re-Lamping

In addition to the special locations listed in this appendix, will the Government provide the quantities and types of lighting fixtures on the facility so that the offeror can more accurately estimate re-lamping costs?

**Answer:** *JPL does not have this information.*

**46. Question:** Attachment 41, PMS Configuration Control Document, System Access

Is this workstation required for Contractor electrical personnel for read-only system access included in the GFE list?

**Answer:** *Yes.*

**47. Question:** Is the present license for 12 seats concurrent for all user names?

**Answer:** *JPL will provide the M&OS Contractor with a total of twelve (12) named user access to the web-based Maximo 5.1 CMMS.*

**48. Question:** Are there any plans to upgrade Maximo?



**Answer:** *JPL will use Maximo 5.1 CMMS for the work of this Contract.*

**49. Question:** If upgrading who will be responsible for data conversion and related cost?

**Answer:** *JPL will be responsible for all installation, upgrade, patches and associated work connected with the Maximo 5.1 CMMS servers.*

**50. Question:** Are there custom reports required by JPL utilizing Maximo's Report Writer?

**Answer:** *No.*

**51. Question:** Can the contractor use the report writer against Maximo's Database to develop our own management and tracking reports?

**Answer:** *Yes. The M&OS Contractor may use a JPL-approved report writer that has an ODBC connection to access the Maximo database.*

**52. Question:** What is the minimum PC configuration for the contractor's computers to connect to the CMMS Server?

**Answer:** *Minimum PC configuration recommended by MRO for Maximo Version 5.1 is:*

- *Intel-based Pentium 600 MHz processor or greater*
- *96MB of memory for Windows 98 or Windows NT Workstation 4.0. For Windows 2000 Professional or Windows XP Professional the memory recommendation is 256MB.*
- *SVGA 1024 x 768 High Color 16-bit color display*
- *Internet Explorer 5.5 or 6.0. For Windows XP Professional, MRO Software has tested and validated only Internet Explorer 6.0.*

**53. Question:** What types of connectivity will the M&O Contractor have to access the CMMS Server via the Internet from the off-site office? (Possible types of connectivity are 28.8 analog phone lines, DSL via local exchange carrier or Frame Relay via dedicated circuit)

**Answer:** *The M&OS Contractor may choose the manner in which it will seek access to the internet.*

54. **Question:** The contractor would like to use Nextel Radio/Cellular radios for work control dispatching and general communications with work control, is there a frequency that JPL wants the contractor to utilize?

**Answer:** *All Proposers are referred to the JPL Additional General Provision entitled "Frequency Authorization." The Contractor will be required to obtain frequency authorization from JPL prior to using any device requiring a frequency.*

55. **Question:** Section 2.2.2.3.5.1 Initial Annual work Plan specifies nine NASA Elements. Is 8) Grounds Maintenance and Repairs and 9) Central Plant Operations/Space Flight Operations Facility a NASA element or work element?

**Answer:** *Grounds Maintenance & Repair and Central Plant Operations/Space Flight Operations Facility are two of the nine primary NASA elements.*

56. **Question:** In criterion T-3, the term “(including safety)” has been added in discussions about industry best practices in performing QA/QC. Is this additional reference to safety only in regards to the application of industry best practices, or does it mean that the QA/QC Program (and the associated QA/QC Plan) are intended to include our safety program also?

**Answer:** *The proposers are required to submit a site-specific safety plan with their proposals.*

57. **Question:** The Specimen Contract calls for a “Site-Specific Safety Plan for Maintenance and Operations Services at JPL” as Exhibit 5, to be a Contractor-Submitted Document. There is no apparent requirement for this document to be submitted as part of the proposal in the Proposal Instruction or Evaluation Factors. Is this document to be submitted after contract award?

**Answer:** *This document is to be submitted as part of the Proposal. The RFP will be revised to clarify this requirement.*

58. **Question:** Have structured Reliability Centered Maintenance (RCM) Analysis been performed and documented on Mission Critical (MC) systems as the basis for the assigned preventive and predictive tasks and frequencies? Have they been performed on Mission Support (MS) & Center Support (CS) systems?

**Answer:** *No structured RCM has been performed on MC systems. However, RCM analyses have been performed on MC, MS and CS systems as shown in Appendixes 15.13.1, 15.13.2, 15.13.3 and 15.13.4.*

59. **Question:** Have Failure Modes Effects Analysis (FEMA) been documented as part of the RCM Analysis? If not, have they been performed as a unique action?

**Answer:** *Failure Modes Effects Analysis has not been performed.*

60. **Question:** Have System Assurance Analysis (SAA) been performed on Mission Critical systems?

**Answer:** *System Assurance Analysis has not been performed on Mission Critical systems.*

61. **Question:** Was trended Predictive Testing & Inspection (PT&I) data used in conjunction with the Facility Condition Assessment to determine system condition indicated in Appendix 14.3 – 14.5?

**Answer:** *No.*

62. **Question:** Is the failure trending capability (problem, cause, remedy) in Maximo being utilized? If so, how many years of history are captured?

**Answer:** *No. No history exists for this data.*

63. **Question:** Have Spare Parts Analysis (SPA) been performed and documented as the basis for determining spare parts inventories?

**Answer:** *No.*

64. **Question:** Which Maximo Modules are in use at JPL?

**Answer:** *See Answer to Question 37.*

65. **Question:** Are there Maximo modules available for contractor use other than those being used at JPL?

**Answer:** *See Answer to Question 37.*

66. **Question:** Appendix 14.3 – 14.5 includes deficiencies noted in Facility Condition Assessment (FCA) reports. There is no indication that the deficiencies have been corrected. Have work orders been initiated for corrective actions and are they included in the

quantitative scope provided in the RFP or are these considered Backlog of Maintenance and Repair (BMAR)?

**Answer:** *JPL is unable to determine if deficiencies identified in the FCA reports have been comprehensively corrected.*

67. **Question:** Will additional information be available during the site visit on projects listed in attachment 13 “Construction of Facilities” (CoF) Program?

**Answer:** *JPL wishes to correct what appears to be an incorrect impression created by Attachment 13, “Construction of Facilities” Program. The Attachment was provided as an item of information to the proposers. The M&OS Contractor will not be required to undertake CoF construction work.*

68. **Question:** Reference RFP paragraph 7.1.2 price proposal and RFP volume three – pricing instructions. Does JPL desire more detail in price proposals than a total price for the transition period, base performance period and each extension unit? Paragraph 7.1.2 indicates JPL will review price proposals for mathematical accuracy, rate application, price omissions, and price reasonableness. The volume three pricing instructions do not require details to support a price proposal review or a confirmation that the staffing levels described in the technical and management volume are priced using the correct SCA or Davis Bacon Wage determination rates.

**Answer:** *The RFP does not request more detail than what is already indicated. JPL has prepared an independent "should-cost" price for the proposed effort and will use that figure in reviewing the reasonableness of prices from proposers.*

*All proposers are reminded that they will be held accountable to follow Service Contract Act and the Davis-Bacon Act. Failure to pay wages and fringe benefits in accordance with these acts can result in civil and criminal penalties, and possible termination of the Contract for cause.*

69. **Question:** Reference technical and management instructions criterion T-1 scheduled maintenance and attachment 8 item 1. Is it your intent to have the technical and management proposal identify, in the initial annual work plan labor, materials, equipment and other services and costs reconciled with the total contract cost for the period as required by attachment 8 item 1? Normally the total contract price is not disclosed outside of the cost volume.

**Answer:** *See Answer to Question 23.*

70. **Question:** Reference technical and management instructions criterion T-1, specimen contract article 1 paragraph 2.2.2.3.5.1 and attachment 8. Does a current approved annual work plan exist? If a current plan exists, please provide a copy of it so that all offerors preparing

required proposal documentation may have the same access to this document as the incumbent.

If a current plan cannot be provided, please revise the initial annual work plan requirement to only require those items that can be determined with the information provided to all offerors. The historical data of trouble calls and repairs provided by appendix 11.1 and 12.1 is inadequate for preparing an initial annual work plan to the level of detail required by paragraph 2.2.2.3.5.1 and attachment 8. Information required in the initial annual work plan that can not be accurately addressed without the current annual work plan includes:

- A separate breakout of trouble calls and repairs for pest control; energy and water conservation; roads, surfaced area, and signage; elevators, dumbwaitors, and chair lifts; and cranes and hoists. (Appendix 11.1 and 12.1 do not provide this level of detail.)
- A breakdown of workload by mission critical, mission support and center support activities and schedules for all activities connected with the Statement of Work (The RFP workload and historical data does not provide this level of detail for any of the NASA nine elements.)
- A list of discrete maintenance, repair and special projects anticipated for the upcoming Fiscal Year including energy and water conservation projects. (Attachment 13 lists 10 proposed construction of facilities projects for FY 2003. Is this a complete list of maintenance, repair and special projects anticipated for the upcoming Fiscal Year?)

**Answer:** *The M&OS Contractor is expected to project the workload based on all information provided in the RFP and the Contractors knowledge of work performed at other sites of similar size and complexity.*

71. **Question:** Reference technical and management instructions criterion T-1. Will a copy of the current Operational Plans and Procedures be distributed to all bidders for this requirement, or will only the incumbent contractor have access to the approved operational procedures and plans?

**Answer:** *Operation Procedures Plans are a new requirement for this Contract.*

72. **Question:** Reference specimen contract article 1 paragraph 2.2.2.3.4, attachment 12 third paragraph, and paragraphs b and c. Will JPL provide an equitable adjustment for the portion of repair work that exceeds \$7,000? Please clarify the contradiction between these four paragraphs. Paragraph 2.2.2.3.4 states any equipment deficiencies noted by the Contractor during operational checks, preventive maintenance inspections, trouble call/service work, or at any other time shall be entered in the CMMS. The Contractor shall treat deficiencies discovered as trouble calls in accordance with the requirements of Attachment 11. The attachment 12 third paragraph states the necessity for a Repair may arise during the course of PM, PT&I, or PGM work. Repairs may also be the outgrowth of TC work (reference attachment 11). While paragraph b and c indicate the Contractor shall complete all

deficiencies identified during the performance of PM/PGM and PT&I work as part of the PM/PGM and PT&I work. Paragraph b and c appear to remove the \$7,000 stop-loss provision of the contract making contractors responsible for major equipment system and equipment replacement and repairs in excess of \$7,000.

**Answer:** *Paragraphs b and c of Attachment 12 do not remove the \$7,000 stop-loss cap. The Contractor is expected to correct all deficiencies discovered during the course of PM, PT&I, or PGM work. The cost of correcting the deficiencies is tracked in accordance with paragraph 2.2.2.3.4, which provides that deficiencies shall be TREATED as Trouble Calls. Attachment 11 specifies that trouble calls which exceed \$2,000 or 20 hours are reclassified as Repairs for tracking purposes and handled in accordance with Attachment 12. ANY REPAIR which incurs a cost in excess of \$7,000 shall be subject to an equitable adjustment in accordance with Section 3.0 of Article 3 of the Specimen Contract.*

73. **Question:** Reference specimen contract article 1 paragraph 2.2.2.3.5.1 and attachment 8 item 9. The initial annual work plan discussion includes the requirement for the contractor to include energy and conservation efforts. Is this a synopsis of the program or the plan that is required by CDRL 9 that is due 30-days ADOC? Is the Energy and Water Conservation Plan due 30-days ADOC or with the initial annual work plan?

**Answer:** *CDRL 9 requires that the M&OS Contractor submit an Initial Annual Energy and Water Conservation Plan 30 days ADOC.*

74. **Question:** Reference specimen contract article 1 paragraph 2.2.7.5.1. Where is the current EMS control station located?

**Answer:** *Building 200, room 117.*

75. **Question:** Reference specimen contract article 1 paragraphs 4.1.5 and 4.1.6 and Attachment 8 CDRL number 33. Request clarification on how or if exhibit 5 site-specific safety plan for maintenance and operations services at JPL and exhibit 6 site –specific injury and illness prevention plan for maintenance and operations services at JPL differ from CDRL 33 safety and health plan. Are all three requirements due two weeks ADOC?

**Answer:** *The Safety and Health Plan shall be submitted with the proposal. Item 33 in Attachment 8, CDRL, has been revised to reflect this change. Deletions are in double strike through red bold type. Addition is shown in red bold type.*

76. **Question:** Reference specimen contract article 1 paragraph 4.1.7. Please define the required submission date for Exhibit 7 Small Business/Small Disadvantaged Business Subcontracting Plan for Maintenance and Operations Services at JPL.

**Answer:** *The SB/SDB Subcontracting Plan is to be submitted with the Proposal and will be evaluated during the source selection process in accordance with the requirements of RFP Evaluation Criterion M-1.*

77. **Question:** Reference specimen contract article 1 paragraph 5.2. Does the 10-person permanent office limits include the SFOF Manager, EMS – SA and 24-hour Plant Operators?

**Answer:** *With the exception of the 24-hour plant operators, all other M&OS Contractor personnel assigned to work at-site will be counted against the 10-person at-site limit.*

78. **Question:** Reference specimen contract article 4 paragraph 13. This paragraph references an exhibit 9 “standards of conduct and procedures for handling contractor personnel problems, discipline, and separation” and the exhibit is not provided. Will exhibit 9 be provided?

**Answer:** *Exhibit 9 is being posted to the Web site.*

79. **Question:** Reference Attachment 2. A great deal of information has been provided under attachment 2 regarding the equipment to be serviced under this contract however, in order for us to prepare an accurate staffing and materials estimate we would like to know the following:

- The size or capacity of each equipment items (Chiller, air handler, pump and A/C package unit capacity or size for example is not provided)
- Those items or facilities that are currently in a “care taker” status (if any)
- The approximate utilization of each item. Please indicate any seasonal versus mission influences.
- Please identify all critical equipment items and the performance expectations associated with each.
- For those items identified as critical, do they have a fail-over backup system?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

80. **Question:** Reference attachment 9. Are the dollar values identified in the deduct column annual values?

**Answer:** *Please see Answer to Question 28.*

81. **Question:** Reference attachment 9 items 2 and 4 and attachment 17 paragraph d. Will PM and PT&I work impacted by unscheduled/no-notice configuration control changes be excluded from the calculation of the percentage of Preventive Maintenance and PT&I actions completed on time?

**Answer:** *Scheduled work impacted by unscheduled/no-notice configuration control changes will be treated in accordance with Paragraph 2.2.2.3.5.4 of Article 1 of the Specimen Contract. Approved deviations from the approved Monthly Work Schedule will not be considered when computing the monthly deducts.*

**82. Question:** Reference attachment 9 Item 8. Will JPL consider reducing the deduction for energy consumption? The \$100,000/FY deduction for JPL failure to meet energy consumption goals seems excessive relative to ability of the contractor to cause JPL to meet the goals. Will the deduction be taken even when JPL fails to obtain funding or complete construction of recommended energy saving projects? What will be the authority responsibility and ability of the contractor regarding changing control settings for electrical, cooling/heating and water consumption?

**Answer:** *The M&OS Contractor is expected to budget for implementation of energy and water conservation measures identified during the previous years energy audit. The M&OS Contractor shall comply with the requirements of Attachment 29.*

**83. Question:** Reference attachment 11 paragraph e. Is the two-day notification requirement only for routine trouble calls since emergencies have a 15-minute and urgent trouble calls have 1-hour response times?

**Answer:** *Customer notification, as opposed to response time, shall be as required in Attachment 11, Paragraph e.*

**84. Question:** Reference attachment 12. Will an equitable adjustment to the contract be required by the general provision entitled "Changes – Fixed-Price" if JPL increases or decreases the quantity of equipment listed in attachments 1, 2, 3, 3A, 35, and appendixes 14.2, 16.1 through 16.10, 22.1, 23.1 and 27.1, or the frequency of service listed in appendixes 15.1 through 15.13.4 or the quantities of repairs listed in appendix 12.1.

**Answer:** *Changes to scope will be handled in accordance with the Changes Clause of the General Provisions.*

**85. Question:** Reference attachment 12 first paragraph and paragraph c. The first paragraph states: "In performing recurring work, the Contractor shall continually practice Reliability Centered Maintenance (RCM), which is a NASA-developed maintenance philosophy that incorporates a mix of reactive, preventive, PT&I, and pro-active maintenance practices." Paragraph c indicates the existing PT&I detail program is shown in appendixes 15.13.1 through 15.13.4. Is the contractor required to perform the existing PT&I program shown appendixes 15.13.1 through 15.13.4? Who determines the mix of reactive, preventive, PT&I,



and pro-active maintenance practices? Will an equitable adjustment to the contract be required if a change in the mix of work occurs?

**Answer:** *JPL will require the M&OS Contractor to follow the PT&I program as specified in the Appendixes 15.13.1 through 15.13.4 of the Specimen Contract for the base performance period. However, subsequent submittals of the Annual Work Plans may include Contractors recommendations for improvements developed as a result of the RCM program.*

**86. Question:** Reference attachment 12 paragraph c. (3) (a) 3. Please provide historical data on the number of finds documented and corrected during predictive testing and inspection operations so that we can provide sufficient staffing for this requirements.

**Answer:** *Historical “Finds” data are provided in the Table below:*

<i>Fiscal Year</i>	<i>Number of “Finds”</i>
<i>1995</i>	<i>155</i>
<i>1996</i>	<i>265</i>
<i>1997</i>	<i>518</i>
<i>1998</i>	<i>223</i>
<i>1999</i>	<i>209</i>
<i>2000</i>	<i>220</i>

**87. Question:** Reference attachment 12 paragraph c. (3) (a) 3. This paragraph requires correction of all finds in accordance with the timeliness requirements in paragraph c of the attachment. Is paragraph d the intended reference to define the timeliness requirements?

**Answer:** *Attachment 12, Paragraph c. (3) (a) 3 will be corrected to read “Correct all Finds in accordance with the timeliness requirement in Paragraph d of this Attachment”. Deletions are in double strikethrough red bold type. Additions are in red type.*

**88. Question:** Reference appendix 12.1. What is the distinction between an electrician and a CPO electrician and between a HVAC technician and a CPO HVAC Technician? How does a CPO HVAC technician compare with the Certified Service Journeyman identified in Exhibit 3B Wage determination number 1986-0879 which is paid \$29.00 per hour and \$11.85 per hour in benefits.

**Answer:** *There is no reference to CPO electrician or CPO HVAC Technician in Appendix 12.1. Perhaps this reference is to these terms appearing in Appendix 11.1. These terms are used by the incumbent Contractor to describe the electricians and HVAC technicians staffing the Central Plant in Building 230.*

*The M&OS Contractor is required to comply with all appropriate wage determinations for all of its employees.*

89. **Question:** Reference appendix 14.3. There are many systems or equipment listings with the condition description “unable to locate.” Are equipment/systems described as “unable to locate” included in the PM and PT&I schedules and database?

**Answer:** *For pricing purposes, proposers are to respond to the information contained in Attachment 2 of the Specimen Contract. Equipment that truly cannot be located will be removed from the PM/PT&I schedules and database, and an equitable adjustment will be made to the contract, if appropriate.*

90. **Question:** Reference attachment 14 paragraph c.(4)(b) and Appendix 11.1 and 12.1. Is the workload for all relamping included in appendix 11.1 and 12.1? If not, please provide that workload not included in Appendix 11.1.

**Answer:** *Appendix 11.1 shows data for lampers workload.*

91. **Question:** Reference attachment 14 paragraph c.(8) and (9). Is the workload for special event support and miscellaneous building services included in appendix 11.1 and 12.1? If not, please define the number of times the services are required.

**Answer:** *The workloads for special events are not included in Appendix 11.1 and 12.1. The currently scheduled annual events are JPL’s Open House (two-day weekend event, 10 a.m to 6:00 p.m.); JPL’s Family Day (one-day weekend event, 10:00 a.m. to 6:00 p.m.); and JPL’s Heritage Week (five-day weekday event during normal work time with one evening event that occurs from 4:00 p.m. to 8:00 p.m.).*

92. **Question:** Reference attachment 15 paragraph j. Are the daily operational checks of liquid chiller, steam boiler and Laboratory main air compressor operation required during normal working days or 365 days a year?

**Answer:** *Daily operational checks are required during normal workdays.*

93. **Question:** Reference attachment 15 paragraph j and attachment 2. Please clarify the location and number of liquid chillers, steam boilers and Laboratory main air compressors?

**Answer:** *Please see Attachment 2.*

94. **Question:** Reference attachment 15 paragraph j (a), (b) and (c) and appendix 11.1 and 12.1. Does the workload of Appendix 11.1 and 12.1 include the workload associated with

compressor replacement, temporary or emergency cooling, and portable air conditioning systems?

**Answer:** *Yes.*

95. **Question:** Reference attachment 15 paragraph j.(8)(c)4. Please clarify reference to the energy management system points check form (appendix 15.15). Appendix 15.15 is not part of the RFP.

**Answer:** *Appendix 15.15 will be added to the RFP.*

96. **Question:** Reference appendix 15.1 items 8 and 11 and attachment 2. How many tortilla/roti makers require quarterly service? How many under-counter refrigeration units and display cases require semi-annual service?

**Answer:** *Attachment 2 is being revised to consistently describe items of equipment and will be posted at the RFP web site as a part of the next Addendum. This may make it easier for proposers to query and count equipment by description.*

97. **Question:** Reference appendix 15.4 items 11, 12, and 13 and attachment 2. How many time clocks and electrical manholes require semi-annual service?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

98. **Question:** Reference appendix 15.8 item 2 and attachment 2. Does the requirement to update chiller logs apply to all 54 chillers listed in attachment 2?

**Answer:** *Yes.*

99. **Question:** Reference appendix 15.8 items 17 and 22 and attachment 2. How many convection units require annual service and how many steam traps and strainers require semi-annual service?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

100. **Question:** Reference appendix 15.10 items 16, 20 and 21 and attachment 2. Attachment 2 identifies some chilled water pumps, hot water pumps, condensate pumps, and circulating pumps that require semi-annual PM, and vacuum pumps and sump pumps that require quarterly PM but it also list a significant number of items called pump. What PM item and frequency if any is required for Attachment 2 equipment items called pump?

**Answer:** *Unless otherwise described, all " pumps" listed in Attachment 2 shall receive preventive maintenance as described in Item 16 of Appendix 15.10.*

101. **Question:** Reference appendix 15.10 items 27, 28 and 30 and attachment 2. What quantities of gates require tri-annual service? What quantities of fire doors (building 310, 303) require semi-annual service? What quantities of roll up/rolling doors require annual service?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

102. **Question:** Reference appendix 15.11 item 5. What quantity of exterior painting is required each fiscal year?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

103. **Question:** Reference appendix 15.12 items 1 and 10. Are blue seals installed every 3 weeks or quarterly?

**Answer:** *"Blue Seal" is required every three weeks.*

104. **Question:** Reference appendix 15.12 items 7 and 12 and attachment 2. How many lab air systems require quarterly service, and plug valves require annual service?

**Answer:** *There are two main air compressors that serve the site. There are approximately one hundred (100) plug valves.*

105. **Question:** Reference Appendix 15.13 through 15.13.5. The quantity and frequencies for Preventive Testing & Inspection (PT&I) appear high. Have there been sufficient finds from this PT&I to justify over 10,000 test or inspections annually? Please confirm JPL desires vibration analysis of 453 machines at 3,469 points every 5 weeks, infrared testing and analysis of 2,389 items semi-annually, oil testing and analysis of 88 items at 307 points annually and motor circuit analysis of 603 motors annually for the entire 10 years of the contract.

**Answer:** *The M&OS Contractor will be required to perform the requirements as stated in Appendixes 15.13.1 through 15.13.4.*

106. **Question:** Reference attachment 17 paragraph d) configuration control requirements. Configuration control level 1 will have a direct impact on staffing levels and overtime

requirements. Please provide historical information for the past four years stating the frequency and duration of configuration control level 1 so we may determine the staffing required for operations and maintenance in buildings 230 and 264.

**Answer:** *Please see Answer to Question 11.*

107. **Question:** Reference attachment 27 paragraph a and appendix 27.1. What JPL-identified locations do the six (6) permanently assigned janitors service? Are these locations for cleaning services directed by JPL personnel included or excluded from appendix 27.1?

**Answer:** *Please see Answer to Question 5. The specific locations will be provided at time of Contract start. The general locations are included in Appendix 27.1.*

108. **Question:** Reference attachment 36 "JPL Furnished Facilities" paragraph 2. Does the statement that "no overnight parking is allowed" apply to maintenance vehicles or only to personal employee vehicles?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

109. **Question:** Reference exhibit 3B. Is there an existing approved position description for the Certified Service Journeyman and Service Journeyman identified in enclosure 3 wage determination number 1986-0879.

**Answer:** *JPL does not have a position description for these service categories.*

110. **Question:** Please explain the "Successor Clause" and its relation to the awardee's responsibility for accumulated vacation and/or other costs.

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

111. **Question:** Attach 27 a – *General Requirements* – Will the six janitors that will be "permanently assigned to JPL..." be assigned for an eight (8) hour shift daily M-F?

**Answer:** *Yes.*

112. **Question:** Attach 27 c. - "Operation Procedures Plan" – In order to create a schedule for ESD floors please provide a listing and location of ESD floors.

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

113. **Question:** Attach 27 f (1) (a) 11 – *Mechanical/Electrical/Hi-Net/Computer Server Rooms* – Please indicate the expected frequencies for the cleaning and floor care of these areas.

**Answer:** *Appendix 15.9 will be revised to establish required frequencies.*

114. **Question:** Attach 27 f (1) (b) 3 – “*Waterless Urinal Cleaning*” - is the contractor required to provide all materials for maintenance, ie. traps, seal, etc.?

**Answer:** *The M&OS Contractor shall have the full and adequate resources to perform all of the requirements of this statement of work.*

115. **Question:** Attach 27 f (1) g – *Cleaning Curtains/Drapes and Blinds* – Please provide a complete listing of sizes and types of curtains/draperies and blinds to be cleaned. What are the frequencies for drapery and curtain cleaning?

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

116. **Question:** Attach 27 f (1) (i) - *Glass Cleaning* – Please provide a listing of windows by size and type of windows (by pane) to calculate costs and to develop cleaning schedules.

**Answer:** *JPL does not have this information.*

117. **Question:** Attach 27 f (1) (j) – *Cleaning Light Fixtures* – In Attachment 27 light diffusers are to be cleaned when “replacing lamps or once every three years, however in Appendix 15.9, J-1 areas call for a monthly cleaning of fixtures and J-2 on a bi-annual basis, please clarify the frequencies. Please provide quantity and location by building of fixtures to calculate costs of cleaning and to create schedule to comply with Attach 27 c, “scheduling approach.”

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*

118. **Question:** Does JPL require a mandated number of vehicles to perform the janitorial services?

**Answer:** *The M&OS Contractor shall have the full and adequate resources to perform all of the requirements of this statement of work.*

119. **Question:** Does JPL require a minimum number of supervisors for the janitorial services?

**Answer:** *See Answer to Question 109.*

120. **Question:** Appendix 27.2 – *J-1 Level of Janitorial Service* states that Bldg. 180, 8<sup>th</sup> and 9<sup>th</sup> floors and exercise facility are to be included, however in Appendix 27.1, page 3 of 9, the square footage for J-1 areas is listed as 5,000... please verify proper square footage for J-1 service in Bldg. 180.

**Answer:** *A response will be forthcoming in a subsequent Addendum to the RFP.*